

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2020/0563
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Responsible Officer:	Megan Surtees
Land to be developed (Address):	Lot 46 DP 13620, 967 Barrenjoey Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent N0272/16 granted for the demolition of existing dwelling house and construction of a new dwelling house and swimming pool
Zoning:	E4 Environmental Living
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Northern Beaches Council
Land and Environment Court Action:	No
Owner:	SMJ Investments Pty Ltd
Applicant:	Blue Sky Building Designs Pty Ltd

Application Lodged:	30/10/2020
Integrated Development:	No
Designated Development:	No
State Reporting Category:	Residential - Alterations and additions
Notified:	09/11/2020 to 23/11/2020
Advertised:	Not Advertised
Submissions Received:	0
Clause 4.6 Variation:	Nil
Recommendation:	Approval

PROPOSED DEVELOPMENT IN DETAIL

The *Environmental Planning and Assessment Act 1979, Section 4.55(1A) Modifications involving minimal environmental impact* allows applications to be made seeking consent to modify the original consent where the works are considered to be substantially the same as previously approved. As such, this application seeks consent to modify N0272/16 (as previously modified under Mod2018/0387 and Mod2020/0412) for alterations and additions to an existing residential dwelling, including the following:

- Removal of existing off-street parking arrangement and pedestrian access from Barrenjoey Road.
- Construction of a two (2) vehicle cantilevered hardstand surface and new vehicle crossover and driveway from Barrenjoey Road.
- Construction of a pedestrian entry platform and entry gate with awning in the north-eastern corner of the site.

- Pedestrian access stairs from the entry platform in a zig/zag manner linking to previously approved entry stairs.
- Additional landscaping within the front setback area.

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon the subject site and adjoining, surrounding and nearby properties;
- Notification to adjoining and surrounding properties, advertisement (where required) and referral to relevant internal and external bodies in accordance with the Act, Regulations and relevant Development Control Plan;
- A review and consideration of all submissions made by the public and community interest groups in relation to the application;
- A review and consideration of all documentation provided with the application (up to the time of determination);
- A review and consideration of all referral comments provided by the relevant Council Officers, State Government Authorities/Agencies and Federal Government Authorities/Agencies on the proposal.

SUMMARY OF ASSESSMENT ISSUES

Pittwater 21 Development Control Plan - B6.1 Access driveways and Works on the Public Road Reserve

Pittwater 21 Development Control Plan - D12.1 Character as viewed from a public place

Pittwater 21 Development Control Plan - D12.5 Front building line

Pittwater 21 Development Control Plan - D12.6 Side and rear building line

Pittwater 21 Development Control Plan - D12.8 Building envelope

Pittwater 21 Development Control Plan - D12.10 Landscaped Area - Environmentally Sensitive Land

SITE DESCRIPTION

Property Description:	Lot 46 DP 13620 , 967 Barrenjoey Road PALM BEACH NSW 2108
Detailed Site Description:	<p>The subject site consists of one (1) allotment located on the western side of Barrenjoey Road.</p> <p>The site is irregular in shape, with a frontage of 24.38m along Barrenjoey Road, and a maximum depth of 41.32m. The site has a surveyed area of 727.1m².</p> <p>The site is located within the E4 Environmental Living zone and accommodates a partially constructed single dwelling (pursuant to consent N0272/16 and Mod2018/0387), a</p>

timber boatshed is located within the foreshore area along Pittwater Waterway.

The site has a slope of approximately 43.3%, and falls from the road frontage (east) toward the Pittwater Waterway (west).

The site is currently under construction, as such, there are no significant or threatened species on site.

Detailed Description of Adjoining/Surrounding Development

Adjoining and surrounding development is characterised by similar low density residential dwellings, some with swimming pools, along Pittwater Waterway.

Map:



SITE HISTORY

The land has been used for residential purposes for an extended period of time. A search of Council's records has revealed the following relevant history:

- Development Application (N0597/07) was submitted to Council for the demolition of an existing garage structure. This application was approved, subject to conditions.
- Development Application (N0086/09) was submitted to Council for the demolition of existing dwelling and construction of a new dwelling. This application was approved, subject to conditions.
- Development Application (N0389/13) was submitted to Council for the construction of a new dwelling and waterfront facilities at 967 Barrenjoey Road, construction of new waterfront facilities at 969 Barrenjoey Road and a boundary adjustment between the two sites. This

application was refused.

- Development Application (N0272/16) was submitted to Council for the demolition of existing dwelling and construction of a new dwelling, with a swimming pool and associated decking. This application was approved, subject to conditions.
- Modification Application (Mod2018/0387) was submitted to Council to modify consent N0272/16. This application was approved, subject to conditions.
- Modification Application (Mod2020/0412) was submitted to Council to modify consent N0272/16. This application was approved, subject to conditions.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared and is attached taking into all relevant provisions of the Environmental Planning and Assessment Act 1979 and associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (up to the time of determination) by the applicant, persons who have made submissions regarding the application and any advice given by relevant Council / Government / Authority Officers on the proposal;

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for N0272/16, Mod2018/0387 and Mod2018/0412, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979, are:

Section 4.55(1A) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the proposed modification is of minimal environmental impact, and	<p>Yes</p> <p>The modification, as proposed in this application, is considered to be of minimal environmental impact for the following reasons:</p> <p>This application seeks consent for the construction of a new off-street carparking hardstand surface and a new pedestrian access platform with awning and associated stairs and landscaping within the front setback area. Council's Development Engineer and Coast and Catchments Officer have reviewed this application and raised no concern with regards to the proposed modified works in relation to the Geotechnical</p>

Section 4.55(1A) - Other Modifications	Comments
	Hazards of the site, and the Coast and Catchment SEPP. As such, Council can be satisfied that the proposed modified works are of minimal environmental impacts.
(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	<p>The development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same as those already approved under N0272/16, Mod2018/0387 and Mod2018/0412 for the following reasons:</p> <p>The previous applications sought consent for the construction of a new dwelling with swimming pool and associated landscaping, including the retention of the existing off-street parking and pedestrian access to the site.</p> <p>This current proposal includes the alteration of the off-street carparking arrangements and the pedestrian access to the site.</p> <p>In this instance, Council can be satisfied that the proposed modification is substantially the same as that to which was previously approved.</p>
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, Pittwater Local Environment Plan 2014 and Pittwater 21 Development Control Plan.
(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.	See discussion on "Notification & Submissions Received" in this report.

Section 4.15 Assessment

In accordance with Section 4.55 (3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 4.55 the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, are:

Section 4.15 'Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	Draft State Environmental Planning Policy (Remediation of Land) seeks to replace the existing SEPP No. 55 (Remediation of Land). Public consultation on the draft policy was completed on 13 April 2018. The subject site has been used for residential purposes for an extended period of time. The proposed development retains the residential use of the site, and is not considered a contamination risk.
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Pittwater 21 Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iia) – Provisions of any planning agreement	None applicable.
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<p><u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider Prescribed conditions of development consent. These matters have been addressed via a condition in the original consent.</p> <p><u>Clause 50(1A)</u> of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This clause is not relevant to this application.</p> <p><u>Clauses 54 and 109</u> of the EP&A Regulation 2000 allow Council to request additional information. No additional information was requested in this case.</p> <p><u>Clause 92</u> of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This clause is not relevant to this application.</p> <p><u>Clauses 93 and/or 94</u> of the EP&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This clause is not relevant to this application.</p> <p><u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition in the original consent.</p>
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in	<p>(i) Environmental Impact</p> <p>The environmental impacts of the proposed development on the natural and built environment are addressed under the Pittwater 21 Development Control Plan section in this report.</p>

Section 4.15 'Matters for Consideration'	Comments
the locality	<p>(ii) Social Impact The proposed development will not have a detrimental social impact in the locality considering the character of the proposal.</p> <p>(iii) Economic Impact The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.</p>
Section 4.15 (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Notification & Submissions Received” in this report.
Section 4.15 (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

BUSHFIRE PRONE LAND

The site is classified as bush fire prone land. Section 4.14 of the Environmental Planning and Assessment Act 1979 requires Council to be satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection.

The original Development Application (N0272/16) included a Bushfire Report (prepared by Building Code & Bushfire Hazard Solutions Pty Limited, dated 7 March 2016). This report stated that the development conforms to the relevant specifications and requirements within Planning for Bushfire Protection. The recommendations of the Bushfire Report were included within the original consent, and these conditions remain and must be complied with.

An addendum letter prepared by the original bushfire consultant was not provided with this current application. As such, a condition of consent will be included to ensure the Bushfire Report is updated to include the modified works under this application.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited from 09/11/2020 to 23/11/2020 in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and the relevant Development Control Plan.

As a result of the public exhibition of the application Council received no submissions.

REFERRALS

Internal Referral Body	Comments

Internal Referral Body	Comments
Landscape Officer	<p>The modification application proposes to reposition and rebuild the car parking, driveway and entry structure, as well as minor redesign of the approved retaining wall and landscaping.</p> <p>Landscape Referral raise no objections to the proposed modifications as documented in the modification plans.</p>
NECC (Bushland and Biodiversity)	<p>Council's Biodiversity Referral team have reviewed the application for consistency against the relevant environmental legislation and controls, including:</p> <p>State Environmental Planning Policy (Coastal Management)</p> <ul style="list-style-type: none"> - Littoral Rainforest and Proximity Area - Coastal Environment Area <p>Pittwater Local Environmental Plan (PLEP)</p> <p>Pittwater Development Control Plan (PDCP)</p> <p>Subject to conditions the Biodiversity Referral team find the application to be consistent against relevant environmental controls.</p>
NECC (Coast and Catchments)	<p>The application has been assessed in consideration of the Coastal Management Act 2016, State Environmental Planning Policy (Coastal Management) 2018 and has also been assessed against requirements of the Pittwater LEP 2014 and Pittwater 21 DCP.</p> <p>Coastal Management Act 2016</p> <p>The subject site has been identified as being within the coastal zone and therefore <i>Coastal Management Act 2016</i> is applicable to the proposed development.</p> <p>The proposed development is in line with the objects, as set out under Clause 3 of the <i>Coastal Management Act 2016</i>.</p> <p>State Environmental Planning Policy (Coastal Management) 2018</p> <p>The subject land has been included on the 'Proximity to Littoral Rainforest Area', 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 11, 13, 14 and 15 of the CM SEPP apply for this DA.</p> <p>Comment:</p> <p>On internal assessment, the DA satisfies requirements under clauses 13, 14 and 15 of the CM SEPP.</p>

Internal Referral Body	Comments
	<p>Requirements under Clause 11 will be assessed by other section of the Council.</p> <p>Pittwater LEP 2014 and Pittwater 21 DCP</p> <p>Estuarine Hazard</p> <p>The subject property has also been identified as affected by estuarine wave action and tidal inundation on Council's Estuarine Hazard Mapping. As such, the Estuarine Risk Management Policy for Development in Pittwater (Appendix 7, Pittwater 21 DCP) and the relevant B3.7 Estuarine Hazard Controls will apply to any proposed development of the site.</p> <p>On internal assessment and , the floor levels for the proposed modifications are above the applicable EPL of for the site.</p> <p>The proposed development is therefore able to satisfy the relevant estuarine risk management requirements of P21 DCP.</p> <p>Development on Foreshore Area</p> <p>A section of the subject property is within the foreshore building line. Part 7, Clause 7.8 –Limited development on foreshore area of the Pittwater LEP 2014 applies for any development within the foreshore area.</p> <p>The DA proposes no works on the foreshores area and hence, the DA does not require to satisfy the objectives and requirements of Part 7, Clause 7.8 of the Pittwater LEP 2014.</p>
NECC (Development Engineering)	No Development Engineering objection subject to conditions

External Referral Body	Comments
Ausgrid: (SEPP Infra.)	The proposal was referred to Ausgrid who provided a response stating that the proposal is acceptable subject to compliance with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice. These recommendations will be included as a condition of consent.
Aboriginal Heritage Office	Reference is made to the proposed development at the above area and Aboriginal heritage.

External Referral Body	Comments
	<p>No sites are recorded in the current development area and the area has been subject to previous disturbance reducing the likelihood of surviving unrecorded Aboriginal sites.</p> <p>Given the above, the Aboriginal Heritage Office considers that there are no Aboriginal heritage issues for the proposed development.</p> <p>Under the National Parks and Wildlife Act 1974 (NPW Act) all Aboriginal objects are protected. Should any Aboriginal Cultural Heritage items be uncovered during earthworks, works should cease in the area and the Aboriginal Heritage Office assess the finds. Under Section 89a of the NPW Act should the objects be found to be Aboriginal, NSW Biodiversity and Conservation Division, Heritage NSW and the Metropolitan Local Aboriginal Land Council (MLALC) should be contacted.</p> <p>If you have any queries, please contact Susan Whitby on 0435 643 205.</p>

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

All, Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

SEPP 55 - Remediation of Land

Clause 7 (1) (a) of SEPP 55 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been used for residential purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under Clause 7 (1) (b) and (c) of

SEPP 55 and the land is considered to be suitable for the residential land use.

SEPP (Infrastructure) 2007

Ausgrid

Clause 45 of the SEPP requires the Consent Authority to consider any development application (or an application for modification of consent) for any development carried out:

- within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).
- immediately adjacent to an electricity substation.
- within 5.0m of an overhead power line.
- includes installation of a swimming pool any part of which is: within 30m of a structure supporting an overhead electricity transmission line and/or within 5.0m of an overhead electricity power line.

Comment:

The proposal was referred to Ausgrid who provided a response stating that the proposal is acceptable subject to compliance with the relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice. These recommendations will be included as a condition of consent.

SEPP (Coastal Management) 2018

The site is subject to SEPP Coastal Management (2018). Accordingly, an assessment under the SEPP has been carried out as follows:

10 Development on certain land within coastal wetlands and littoral rainforests area

- (1) *The following may be carried out on land identified as “coastal wetlands” or “littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map only with development consent:*
- (a) *the clearing of native vegetation within the meaning of Part 5A of the Local Land Services Act 2013,*
 - (b) *the harm of marine vegetation within the meaning of Division 4 of Part 7 of the Fisheries Management Act 1994,*
 - (c) *the carrying out of any of the following:*
 - (i) *earthworks (including the depositing of material on land),*
 - (ii) *constructing a levee,*
 - (iii) *draining the land,*
 - (iv) *environmental protection works,*
 - (d) *any other development.*

Comment:

This Clause is not relevant to the subject site.

11 Development on land in proximity to coastal wetlands or littoral rainforest

- (1) *Development consent must not be granted to development on land identified as “proximity area for coastal wetlands” or “proximity area for littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map unless the consent authority is satisfied that the proposed development will not significantly impact on:*
- (a) *the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or*
 - (b) *the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.*

Comment:

This Clause is relevant to the subject site. Council's Coast and Catchment Officer has reviewed this application and raised no objection to the proposed modified works being located on land within proximity to coastal wetlands or the littoral rainforest.

12 Development on land within the coastal vulnerability area

Development consent must not be granted to development on land that is within the area identified as “coastal vulnerability area” on the Coastal Vulnerability Area Map unless the consent authority is satisfied that:

- (a) *if the proposed development comprises the erection of a building or works—the building or works are engineered to withstand current and projected coastal hazards for the design life of the building or works, and*
- (b) *the proposed development:*
 - (i) *is not likely to alter coastal processes to the detriment of the natural environment or other land, and*
 - (ii) *is not likely to reduce the public amenity, access to and use of any beach, foreshore, rock platform or headland adjacent to the proposed development, and*
 - (iii) *incorporates appropriate measures to manage risk to life and public safety from coastal hazards, and*
- (c) *measures are in place to ensure that there are appropriate responses to, and management of, anticipated coastal processes and current and future coastal hazards.*

Comment:

This Clause is not relevant to the subject site.

13 Development on land within the coastal environment area

- (1) *Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:*
- (a) *the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
 - (b) *coastal environmental values and natural coastal processes,*
 - (c) *the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
 - (d) *marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
 - (e) *existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
 - (f) *Aboriginal cultural heritage, practices and places,*
 - (g) *the use of the surf zone.*

Comment:

This Clause is relevant to the subject site. Council's Coast and Catchment Officer has reviewed this application and raised no objection to the proposed modified works being within the coastal environment area.

- (2) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:*
- (a) *the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or*
 - (b) *if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
 - (c) *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Comment:

This Clause is relevant to the subject site. Council's Coast and Catchment Officer has reviewed this application and raised no objection to the proposed modified works being within the coastal environment area.

14 Development on land within the coastal use area

- (1)
- (a) *has considered whether the proposed development is likely to cause an adverse impact on the following:*
 - (i) *existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
 - (ii) *overshadowing, wind funnelling and the loss of views from public places to*

- foreshores,
- (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,
 - (iv) Aboriginal cultural heritage, practices and places,
 - (v) cultural and built environment heritage, and
- (b) is satisfied that:
- (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or
 - (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
 - (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and
- (c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

Comment:

This Clause is relevant to the subject site. Council's Coast and Catchment Officer has reviewed this application and raised no objection to the proposed modified works being within the coastal use area.

15 Development in coastal zone generally—development not to increase risk of coastal hazards

Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

Comment:

Council's Coast and Catchment Officer is satisfied that the proposed modified works is unlikely to increase the risk of coastal hazards.

As such, it is considered that the application does comply with the requirements of the State Environmental Planning Policy (Coastal Management) 2018.

Pittwater Local Environmental Plan 2014

Is the development permissible?	Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

Principal Development Standards

Development Standard	Requirement	Approved	Proposed	% Variation	Complies
Height of Buildings:	8.5m	Dwelling: 6.6m (approx.)	Entry Platform: 3.7m Hardstand Surface: 5.7m	N/A	Yes

Compliance Assessment

Clause	Compliance with Requirements
4.3 Height of buildings	Yes
7.2 Earthworks	Yes
7.7 Geotechnical hazards	Yes

Pittwater 21 Development Control Plan

Built Form Controls

Built Form Control	Requirement	Approved	Proposed	Complies
Front building line	10.0m	16.9m - 17.9m	Hardstand Surface: Nil Entry Platform: Nil Entry Awning: Nil - 0.3m Stairs: 1.0m - 1.9m	No No No No
Side building line	2.5m (northern boundary)	2.0m	Hardstand Surface: 12.2m Entry Platform: Nil Entry Awning: 1.3m Stairs: 2.8m - 6.3m	Yes No No Yes
	1m (southern boundary)	4.3m	Hardstand Surface: 4.2m Entry Platform: 21.3m Entry Awning: 21.3m Stairs: 14.2m - 15.2m	Yes Yes Yes Yes
Building envelope	3.5m (northern elevation)	Within envelope	Outside envelope (0.5m)	No - see discussion
	3.5m (southern elevation)	Within envelope	Within envelope	Yes
Landscaped area	60%	55.8%	57.3%	No

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
A1.7 Considerations before consent is granted	Yes	Yes
A4.12 Palm Beach Locality	Yes	Yes
B1.4 Aboriginal Heritage Significance	Yes	Yes
B3.1 Landslip Hazard	Yes	Yes
B5.13 Development on Waterfront Land	Yes	Yes
B6.1 Access driveways and Works on the Public Road Reserve	No	Yes
B6.3 Off-Street Vehicle Parking Requirements	Yes	Yes
B8.1 Construction and Demolition - Excavation and Landfill	Yes	Yes
B8.3 Construction and Demolition - Waste Minimisation	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
C1.1 Landscaping	Yes	Yes
C1.2 Safety and Security	Yes	Yes
C1.3 View Sharing	Yes	Yes
C1.4 Solar Access	Yes	Yes
C1.5 Visual Privacy	Yes	Yes
D12.1 Character as viewed from a public place	No	Yes
D12.3 Building colours and materials	Yes	Yes
D12.5 Front building line	No	Yes
D12.6 Side and rear building line	No	Yes
D12.8 Building envelope	No	Yes
D12.10 Landscaped Area - Environmentally Sensitive Land	No	Yes
D12.13 Construction, Retaining walls, terracing and undercroft areas	Yes	Yes
D12.14 Scenic Protection Category One Areas	Yes	Yes

Detailed Assessment

B6.1 Access driveways and Works on the Public Road Reserve

Council's Development Engineer has reviewed this application and raised no concern with regard to the proposed new vehicle crossing, subject to a condition altering the width of the vehicle crossing at the kerb to be 5.0m and at the boundary to be 6.0m in accordance with the Northern Beaches Council Drawing no A4-3330/3 and the driveway levels application approval. In this instance, a merit consideration is conducted below.

Merit Consideration

Safe and convenient access.

Comment:

The previously approved development and modification applications retained the existing vehicle crossing which was supported by Council's Development Engineer. This vehicle crossing, however, is within close proximity to the existing bus stop on Barrenjoey Road. To ensure safe and convenient access and egress to the site, this proposal includes the construction of a new vehicle crossing and driveway further north of the bus stop area. As such, the proposed new access and egress to the site is considered to be safe and convenient for the occupants, and any visitors, of the subject site.

Adverse visual impact of driveways is reduced.

Comment:

The previously approved driveway extended parallel to Barrenjoey Road on a slight slope and ceased at the off-street vehicle parking space which was oriented in a north-south direction. The slope of the land ensured the previously approved driveway and off-street parking space was generally screened from Barrenjoey Road. This proposal, however, will result in a driveway that is approximately the same level as Barrenjoey Road. However, the proposed new driveway and off-street vehicle parking hardstand space (which results in a nil front setback and addressed elsewhere in this report) means the

driveway is not a substantial length and will achieve consistency with the existing streetscape character of many dwellings within the immediate vicinity of the subject site. As such, the new driveway and vehicle access crossing will not result in an undesirable visual impact to Barrenjoey Road.

Pedestrian safety.

Comment:

The new vehicle crossing and driveway will be of a safe distance from the existing bus stop, thus allowing for safe access and egress from the subject site to Barrenjoey Road. Further, this modification application involves the construction of a new pedestrian access gate at the north-eastern corner of the subject site. As such, the proposal will result in an acceptable level of pedestrian safety.

An effective road drainage system.

Comment:

Council's Development Engineer has reviewed this application and raised no concern to the proposal, subject to conditions.

Maximise the retention of trees and native vegetation in the road reserve.

Comment:

The current modification application does not require the removal of any trees or vegetation.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of P21 DCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

D12.1 Character as viewed from a public place

Detailed description of non-compliance

The proposed off-street vehicle hardstand space and the new pedestrian entryway with awning both result in a nil front setback and can be easily viewed from Barrenjoey Road, which does not comply with a requirement of this control which states that parking structures should be located behind the front building line. As such, a merit consideration is conducted below.

Merit consideration

To achieve the desired future character of the Locality.

Comment:

Due to the steep topography of this particular area along Barrenjoey Road, most dwellings on the eastern and western sides of Barrenjoey Road have enclosed garages, carports or hardstand surfaces located on the front boundary line. In this instance, the proposal achieves consistency with the surrounding developments along Barrenjoey Road. As such, Council can be satisfied that the proposed new hardstand surface and pedestrian access will achieve the desired future character of Palm Beach.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment.

Comment:

The proposed modified works responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment as it will result in a consistent location to the existing hardstand parking areas in surrounding properties and within the Palm Beach Locality. Further, the proposal does not negatively interfere with the previously approved landscape plan, as such, the natural environment of the site will be adequately maintained.

To enhance the existing streetscapes and promote a scale and density that is in scale with the height of the natural environment.

Comment:

The proposed plans indicated that the off-street vehicle hardstand surface will be surrounded by a 1.0 metre balustrade (along the northern, western and southern elevations). The pedestrian gate and awning will be constructed of a sandstone wall with awning above. This design and material finishes will blend with the previously approved dwelling and be consistent with the existing developments along Barrenjoey Road. The proposed off-street vehicle hardstand surface and pedestrian access point is located on the ground level, with a maximum height of approximately 1.9m - thus being in scale with the height of the natural environment.

The visual impact of the built form is secondary to landscaping and vegetation, or in commercial areas and the like, is softened by landscaping and vegetation.

Comment:

The subject site is currently under construction, with any significant vegetation being granted for removal under previous consents. Upon completion of the approved landscape plan, the built form will remain minor in nature and will not result in an unreasonable visual impact upon the existing streetscape. In this instance, the built form will likely appear as secondary to landscaping and vegetation. As the subject site is located within a residential zone, the aspects relating to commercial areas, and the like, is not applicable in this instance.

High quality buildings designed and built for the natural context and any natural hazards.

Comment:

The off-street vehicle parking hardstand surface and the pedestrian access gate have been designed to positively respond to the surrounding natural context of the subject site and wider locality of Palm Beach as well as any natural hazards that may be applicable to the site (such as the geotechnical hazards and the bushfire hazard). Council's Development Engineer has reviewed this application and raised no concern with regards to the design of the proposal being within the geotechnical hazard area.

Buildings do not dominate the streetscape and are at 'human scale'. Within residential areas, buildings give the appearance of being two-storey maximum.

Comment:

As discussed above, the proposed development will not unreasonably dominate the existing streetscape and the built form will remain at 'human scale'. The proposed development will not result in a two-storey element.

To preserve and enhance district and local views which reinforce and protect the Pittwater's natural context.

Comment:

The proposed off-street vehicle hardstand surface and pedestrian access with awning will not result in a substantial built form. Of further importance is the fact the hardstand surface remains an open structure

and will not be roofed. As such, the water views obtained from Barrenjoey Road will be preserved which further reinforces and protects Pittwater's natural context.

To enhance the bushland vista of Pittwater as the predominant feature of the landscape with built form, including parking structures, being a secondary component.

Comment:

When viewing the subject site, pedestrians and motorists passing along Barrenjoey Road experience water and district views to the west. The proposed modified works within the front setback will not unreasonably impact upon such water and bushland vistas of Pittwater. As discussed above, the built form will likely appear as secondary to the surrounding landscape and natural environment.

To ensure that development adjacent to public domain elements such as waterways, streets, parks, bushland reserves and other public open spaces, compliments the landscape character, public use and enjoyment of that land.

Comment:

As discussed above, the proposal remains consistent with the design and location of existing off-street vehicle parking arrangements along Barrenjoey Road. As such, Council can be satisfied that the proposal compliments the landscape character, public use and enjoyment of the land of the subject site.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of P21 DCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

D12.5 Front building line

Detailed description of non-compliance

The majority of the proposed works associated to this modification application are located within the front setback area. The off-street vehicle hardstand surface and pedestrian access gate will result in a nil front setback distance. This control permits a nil or reduced front setback for carparking structures on steeply sloping sites, subject to all other structures on the site satisfying or exceeding the 10.0m front setback distance. In this instance, a merit consideration of the outcomes of this control is conducted below.

Merit consideration

Achieve the desired future character of the Locality.

Comment:

As discussed elsewhere in this report, the proposed carparking structure and pedestrian access gate will compliment the existing parking arrangements and pedestrian access gates to developments along Barrenjoey Road. Thus, it is unlikely the built form will adversely impact upon the existing streetscape of Barrenjoey Road and will achieve the desired future character of Palm Beach.

Equitable preservation of views and vistas to and/or from public/private places.

Comment:

As discussed, the proposed works are located on approximately the same level as Barrenjoey Road

and remain generally open-style structures. Thus, allowing for the equitable preservation of views and vistas to and/or from public/private places.

The amenity of residential development adjoining a main road is maintained.

Comment:

The proposed development will achieve consistency with other off-street carparking arrangements and pedestrian access gates along Barrenjoey Road. As such, the amenity of residential developments adjoining a main road is maintained.

Vegetation is retained and enhanced to visually reduce the built form.

Comment:

The proposed modified works under this application do not adversely alter the previously approved landscape plan. The previously approved canopy trees within the front setback will contribute to visually reducing the minor built form.

Vehicle manoeuvring in a forward direction is facilitated.

Comment:

Given the steeply sloping nature of the site, achieving this is considered unreasonable. The existing carparking arrangement on the subject site does not facilitate vehicle manoeuvring in a forward direction, and the proposal will not change this existing arrangement.

To preserve and enhance the rural and bushland character of the locality.

Comment:

The subject site is currently under construction, with any significant vegetation being granted for removal under previous consents. Upon completion of the approved landscape plan, the bushland character of Palm Beach will be enhanced and preserved.

To enhance the existing streetscapes and promote a scale and density that is in keeping with the height of the natural environment.

Comment:

The proposed plans indicated that the off-street carparking hardstand surface will be surrounded by a 1.0 metre balustrade (along the northern, western and southern elevations). The pedestrian gate and awning will be constructed of a sandstone wall with awning above. This design and material finishes will blend with the previously approved dwelling and be consistent with the existing developments along Barrenjoey Road. The proposed off-street vehicle hardstand surface and pedestrian access point is located on the ground level, with a maximum height of approximately 1.9m - thus being in scale with the height of the natural environment.

To encourage attractive street frontages and improve pedestrian amenity.

Comment:

The proposed development will result in a design that is in keeping with surrounding developments along Barrenjoey Road, thus encourage, and resulting in, an attractive street frontage. The provision of a pedestrian gate in the north-eastern corner of the subject site will improve pedestrian amenity to the subject site.

To ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment.

Comment:

The proposed modified works responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment as it will result in a consistent location to the existing hardstand parking areas in surrounding properties and within the Palm Beach Locality. Further, the proposal does not negatively interfere with the previously approved landscape plan, as such, the natural environment of the site will be adequately maintained.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of P21 DCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

D12.6 Side and rear building line

Detailed description of non-compliance

The proposed pedestrian access platform with awning results in a nil setback to the northern side boundary, while the awning results in a northern side setback distance of 1.3m. This presents a variation to this control of 100% and 48%, respectively. A merit consideration of the proposal is conducted below.

Merit Consideration

To achieve the desired future character of the Locality.

Comment:

As discussed elsewhere in this report, the proposed carparking structure and pedestrian access gate will compliment the existing parking arrangements and pedestrian access gates to developments along Barrenjoey Road. Thus, it is unlikely the built form will adversely impact upon the existing streetscape of Barrenjoey Road and will achieve the desired future character of Palm Beach.

The bulk and scale of the built form is minimised.

Comment:

As discussed elsewhere in this report, upon completion of the approved landscape plan, the built form will remain minor in nature and will not result in an unreasonable visual impact upon the existing streetscape. In this instance, the bulk and scale of the built form will be minimised.

Equitable preservation of views and vistas to and/or from public/private places.

Comment:

As discussed, the proposed works are located on approximately the same level as Barrenjoey Road and remain generally open-style structures. Thus, allowing for the equitable preservation of views and vistas to and/or from public/private places.

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

Comment:

As above, the proposed pedestrian gate, which encroaches into the northern side setback, is generally

an open style structure which is unlikely to unreasonably impact upon the existing views obtained by occupants of neighbouring dwellings, as well as pedestrians and motorists passing on Barrenjoey Road.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

Comment:

The pedestrian access will result in a single level built form that is approximately the same level as Barrenjoey Road and it is adjacent to the adjoining dwellings' carport. As such, the proposed development is considered to result in a reasonable level of privacy, amenity and solar access to the subject site and adjoining residential properties.

Substantial landscaping, a mature tree canopy and an attractive streetscape.

Comment:

The subject site is currently under construction, as such, any significant landscaping has been removed under previous consents. An approved landscape plan exists and, upon completion, will result in substantial landscaping throughout the site with canopy trees located throughout - with two proposed to be within the front setback area in the south-eastern corner of the site. Thus, resulting in substantial landscaping, a mature tree canopy and an attractive streetscape.

Flexibility in the siting of buildings and access.

Comment:

The pedestrian access gate has been sited appropriately in accordance with the site constraints and the surrounding residential context, ensuring reasonably amenity can be achieved for the occupants of the subject site and those of adjoining properties. Pedestrian access to the site is greatly improved as a result from the proposed development.

Vegetation is retained and enhanced to visually reduce the built form.

Comment:

As discussed elsewhere in this report, the proposed modified works under this application do not adversely alter the previously approved landscape plan. The previously approved canopy trees within the front setback will contribute to visually reducing the minor built form.

To ensure a landscaped buffer between commercial and residential zones is established.

Comment:

The subject site is located within, and surrounded by, a residential zone. As such, this outcome does not apply.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of P21 DCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

D12.8 Building envelope

Detailed description of non-compliance

This control requires development to be set within the building envelope, which is to be projected at 45 degrees from 3.5m above the existing ground level and measured from the side boundaries. The proposed awning over the pedestrian access gate will encroach slightly within the building envelope along the northern elevation, with a maximum encroachment of 0.5m, thus presenting a variation of 14.2% (see Image 1 below).

This control stipulates that should the building footprint be located on a slope greater than 30%, a merit consideration may be applied. The building footprint of the proposed pedestrian gate is located on a slope of approximately 67.1%. As such, the variation can be applied and a merit consideration is conducted below.

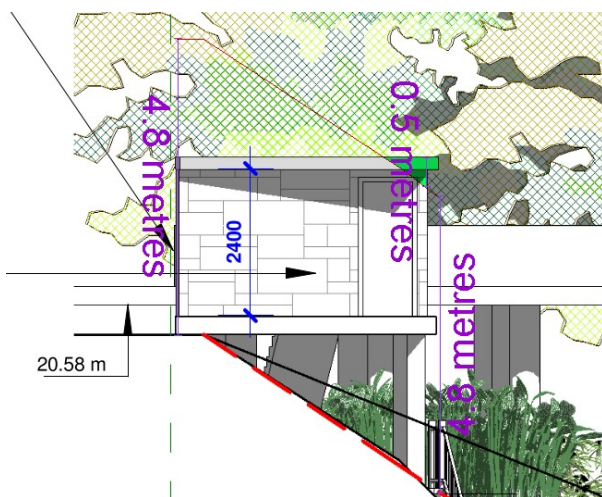


Image 1. Northern elevation envelope breach.

Merit consideration

To achieve the desired future character of the Locality.

Comment:

Due to the steep topography of this particular area along Barrenjoey Road, most dwellings on the eastern and western sides of Barrenjoey Road requires pedestrian access along the front boundary line. In this instance, the proposal achieves consistency with the surrounding developments along Barrenjoey Road. As such, Council can be satisfied that the proposed new pedestrian access will achieve the desired future character of Palm Beach.

To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.

Comment:

The proposed plans indicated that the pedestrian access gate and awning will be constructed of a sandstone wall with awning above. This design and material finishes will blend with the previously approved dwelling and be consistent with the existing developments along Barrenjoey Road. The proposed pedestrian access gate is located on the ground level, with a maximum height of approximately 1.9m - thus being in scale with the height of the natural environment.

To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.

Comment:

The proposed modified works responds to, reinforces and sensitively relates to the spatial characteristics of the existing built and natural environment as it will result in a consistent location to the existing hardstand parking areas in surrounding properties and within the Palm Beach Locality. Further, the proposal does not negatively interfere with the previously approved landscape plan, as such, the natural environment of the site will be adequately maintained.

The bulk and scale of the built form is minimised.

Comment:

The pedestrian access gate is a generally open-style structure, thus ensuring the bulk and scale of the built form is minimised.

Equitable preservation of views and vistas to and/or from public/private places.

Comment:

As discussed, the proposed works are located on approximately the same level as Barrenjoey Road and remain generally open-style structures. Thus, allowing for the equitable preservation of views and vistas to and/or from public/private places.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to neighbouring properties.

Comment:

The pedestrian access will result in a single level built form that is approximately the same level as Barrenjoey Road and it is adjacent to the adjoining dwellings' carport. As such, the proposed development is considered to result in a reasonable level of privacy, amenity and solar access to the subject site and adjoining residential properties.

Vegetation is retained and enhanced to visually reduce the built form.

Comment:

As discussed elsewhere in this report, the proposed modified works under this application do not adversely alter the previously approved landscape plan. The previously approved canopy trees within the front setback will contribute to visually reducing the minor built form.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of P21 DCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

D12.10 Landscaped Area - Environmentally Sensitive Land

Detailed description of non-compliance

The subject site is located within Area 1 of the Landscaped Area Map, therefore the site requires a minimum of 60% landscaped area. The proposed modification results in a numerically non-compliant landscaped area of 57.3%; this represents a variation of 4.5%. Provided the outcomes of the control can be achieved, a variation may be permitted which allows pathways (and the like) of 1m width or less, and 6% of the total site to be included in the overall landscaped proportion of the site. With the variations applied, the proposed landscaped area is increased to 62.9%, thus achieving numeric

compliance.

Merit consideration

Achieve the desired future character of the Locality.

Comment:

As discussed elsewhere in this report, the proposal achieves the desired future character of Palm Beach.

The bulk and scale of the built form is minimised.

Comment:

As discussed elsewhere in this report, the built form is of minimal bulk and scale.

A reasonable level of amenity and solar access is provided and maintained.

Comment:

As discussed elsewhere in this report, the majority of the proposed development is located within the front setback area and is adjacent to the carports of both neighbouring properties. Further, the proposal will maintain a single storey element that is located on approximately the same level as Barrenjoey Road. As such, the proposal will result in a reasonable level of amenity and solar access to the occupants of the subject site and adjoining properties.

Vegetation is retained and enhanced to visually reduce the built form.

Comment:

As discussed, the site is currently under construction and any vegetation has been removed under previous consents. An approved landscape plan exists and, upon completion, will result in significant vegetation throughout the site, including multiple canopy trees, which will visually reduce the built form.

Conservation of natural vegetation and biodiversity.

Comment:

As above, the site is currently under construction and any vegetation has been removed under previous consents. The approved landscape plan will result in enhanced natural vegetation and biodiversity of the site.

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels.

Comment:

Council's Development Engineer and Coast and Catchments Officer have reviewed this application and has raised no objection to the proposed development, subject to conditions. The previous modification application (being Mod2020/0412) included relevant conditions to ensure soil erosion and siltation (if any) is contained wholly within the site so as not to seep into the natural drainage channels. As such, compliance the previous conditions remain and must be complied with - no further conditions relating to soil and erosion management controls are required under this consent.

To preserve and enhance the rural and bushland character of the area.

Comment:

As discussed, upon completion of the landscape plan, the subject site will enhance the bushland character of the area.

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management.

Comment:

While the site results in a numerically non-compliant landscaped area, the retention of pervious areas throughout the site will allow for the infiltration of water to the water table, thus minimising run-off. As discussed above, Council's Development Engineer has reviewed this application and raised no issue with the modified works, subject to conditions.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of P21 DCP and the objectives specified in s1.3 of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

Refer to Assessment by Council's Natural Environment Unit elsewhere within this report.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

POLICY CONTROLS

Northern Beaches Section 7.12 Contributions Plan 2019

Section 7.12 contributions were levied on the Development Application.

CONCLUSION

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Pittwater Local Environment Plan;
- Pittwater Development Control Plan; and
- Codes and Policies of Council.

This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- Consistent with the objectives of the DCP

- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Consistent with the objects of the Environmental Planning and Assessment Act 1979

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

RECOMMENDATION

THAT Council as the consent authority grant approval to Modification Application No. Mod2020/0563 for Modification of Development Consent N0272/16 granted for the demolition of existing dwelling house and construction of a new dwelling house and swimming pool on land at Lot 46 DP 13620,967 Barrenjoey Road, PALM BEACH, subject to the conditions printed below:

A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
A-101 Site Plan	20 July 2020	Blue Sky Building Designs
A-101A Site Plan Enlarged	20 July 2020	Blue Sky Building Designs
A-102 Ground Floor	20 July 2020	Blue Sky Building Designs
A-103 First Floor & Section A	20 July 2020	Blue Sky Building Designs
A-104 South & East Elevation Driveway Crossing Profile	20 July 2020	Blue Sky Building Designs
A-105 North Elevation	20 July 2020	Blue Sky Building Designs
A-106 West Elevation	20 July 2020	Blue Sky Building Designs
A-107 Stairs	20 July 2020	Blue Sky Building Designs

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Comment (Project 35470.09)	15 October 2020	Douglas Partners Pty Ltd
Bushfire Hazard Assessment Report (Ref 160070)	7 March 2016	Building Code & Bushfire Hazard Solutions Pty Limited

d) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

B. Add Condition C13. Revised Bushfire Report to read as follows:

A revised Bush Fire Report is required to be submitted prior to the issue of the Construction Certificate. This report is to be prepared by a suitably qualified bush fire consultant. The application for the Construction Certificate is to be consistent with recommendations made within the revised Bush Fire Report.

Reason: To ensure all development is consistent with bush fire regulations and requirements.

In signing this report, I declare that I do not have a Conflict of Interest.

Signed



Megan Surtees, Planner

The application is determined on 04/01/2021, under the delegated authority of:



Rodney Piggott, Manager Development Assessments